

City of Farmersville

Farmersville Comprehensive Infrastructure Master Plan (CIMP)

**SECTION 1: APPLICATION**

<b>Applicant (Agency &amp; address – including zip)</b>  <b>City of Farmersville</b> <b>909 W. Visalia Rd.</b> <b>Farmersville, CA 93223</b>	<b>Proposed Date of Completion:</b> <b>December 2012</b>
	<b>Grant Amount Requested:</b> <b>\$267,000</b>
	<b>If Joint Proposal, list participating entities/ contact person:</b> <b>Not Applicable.</b>

<b>Check one</b>	
City	<b>XXX</b>
County	
MPO	
COG	
RTPA	
JPA	
Joint Proposal	

**Lead Applicant's Name: City of Farmersville**

**Title of Proposal** (summarize the deliverable to be funded by this grant)

**Farmersville Comprehensive Infrastructure Master Plan**

**Applicant's Representative Authorized in Resolution**

Name: **Rene Miller**

Title: **City Manager**

Phone: **559-747-0458**

Email: **renem@cityoffarmersville-ca.gov**

**Person with Day to Day Responsibility for Plan**  
(if different from Authorized Representative)

Name:

Title:

Phone:

Email:

*Check all of the following that are incorporated or applicable to the proposal:*

**Focus Area**

**Program Objectives**

<input checked="" type="checkbox"/>	Focus Area #1	<input checked="" type="checkbox"/>	Applying for 20% EDC set aside
<input type="checkbox"/>	Focus Area #2		
<input type="checkbox"/>	Focus Area #3	<input checked="" type="checkbox"/>	Improve air and water quality
<b>Eligibility Requirements (mandatory)</b>		<input checked="" type="checkbox"/>	Promote public health
<input checked="" type="checkbox"/>	Consistent with State Planning Priorities	<input checked="" type="checkbox"/>	Promote equity
<input checked="" type="checkbox"/>	Reduces GHG emissions on a permanent basis	<input checked="" type="checkbox"/>	Increase affordable housing
<input checked="" type="checkbox"/>	Collaboration requirement	<input checked="" type="checkbox"/>	Increase infill and compact development
<b>Priority Considerations</b>		<input checked="" type="checkbox"/>	Revitalize urban and community centers
<input checked="" type="checkbox"/>	Demonstrates collaboration & community involvement	<input checked="" type="checkbox"/>	Protect natural resources and agricultural lands
<input checked="" type="checkbox"/>	Addresses climate change impacts	<input checked="" type="checkbox"/>	Reduce automobile usage and fuel consumption
<input checked="" type="checkbox"/>	Serves as best practices	<input checked="" type="checkbox"/>	Improve infrastructure systems
<input checked="" type="checkbox"/>	Leverages additional resources	<input checked="" type="checkbox"/>	Promote water conservation
<input checked="" type="checkbox"/>	Serves an economically disadvantaged community	<input checked="" type="checkbox"/>	Promote energy efficiency and conservation
<input checked="" type="checkbox"/>	Serves a severely disadvantaged community	<input checked="" type="checkbox"/>	Strengthen the economy

I certify that the information contained in this plan application, including required attachments, is complete and accurate

Signature:

*Rene Miller*

Applicant's Authorized Representative as shown in Resolution

*8/22/2010*

Date

Print Name and Title: **Rene Miller, City Manager**

## SECTION 2: PROPOSAL SUMMARY STATEMENT

The City of Farmersville (population 10,771) seeks \$267,000 in Sustainable Communities Planning Grant funds to develop a Comprehensive Infrastructure Master Plan (CIMP). The CIMP will provide a roadmap for critical infill developments within the Farmersville Urban Area Boundary, while protecting the valuable farm land outside of the Boundary. The CIMP will include the following elements:

- **Circulation**, including plans for new roadways that will allow for the development of retail and industrial properties at the City's gateway (Highway 198), shaded "green streets," sidewalks, and bicycle lanes.
- **New water lines**, to provide safe, high quality drinking water to all residents.
- **Wastewater lines and storm drain systems**, to enable new infill development and recapture storm water for groundwater sustainability programs.

This planning initiative is needed to:

**Enable Smart Growth:** The project will support infill development and increased housing density, which is forecast for Farmersville. Planning for the necessary infrastructure to support this compact, contained growth will allow the City to meet the challenges of adopted land use plans and sustain the community in the long-term.

**Promote Equity and Public Health:** Farmersville is a Severely Disadvantaged Community with a median household income of \$29,666. Farmersville Urban Area residents are living without basic amenities including reliable, clean water. This project will address basic essentials including sidewalks, bike lanes, clean drinking water, wastewater and urban runoff systems that protect property and public health.

**Promote Economic Development:** Plans are in place for a shopping center development and an industrial park on two ideally located parcels. However, the City is not well positioned to attract developers without necessary infrastructure improvements. Creating a more self-sustaining city with jobs, affordable homes, shopping and recreation within the Farmersville Urban Area Boundary will greatly decrease the number of vehicle trips Farmersville residents make to other neighboring cities.

The City proposes to utilize the services of a qualified consultant to develop the CIMP. The total estimated project cost is \$302,240 with \$267,000 (88%) being requested in State grant funds and \$35,240 (12%) contributed by the City as an in-kind and cash match. The planning process is expected to take 24 months with a projected close out date of December 2012. The City has extensive experience managing similar planning grant projects and is confident the project will be completed on-time and within budget.

Supporting the Intent of AB 32 and SB 375. The Farmersville CIMP will reduce greenhouse gas emissions through:

- reduced vehicle miles traveled,
- improved pedestrian and bicycle connectivity,
- green streets and landscaping,
- preservation of agricultural land,
- energy efficiency, and conservation of natural resources.

*The Master Plan process will engage a number of Local, Regional and State partners to reinforce objectives outlined in the Regional Transportation Plan, Tulare County Blueprint and San Joaquin Valley Blueprint. The process will be easily duplicated for other small cities in need of infrastructure improvements to provide for compact growth that can be sustained for the long-term.*

### SECTION 3: PROPOSAL DESCRIPTION

#### **Step 1: Threshold Requirements**

**1 a. Promoting infill development and investing in existing communities.** The proposed Comprehensive Infrastructure Master Plan (CIMP) will provide a clear vision and solid foundation to guide future development of roads, pedestrian and bicycle facilities, water and wastewater lines and storm drain systems to correct current water deficiencies, support projected growth and sustain the community for the long-term. *The infrastructure plans will allow Farmersville to vigorously pursue infill development within its urban boundary, while vigorously protecting the farm land outside of it.* It is a vital investment in Farmersville's projected growth.

**1.b. Protecting, preserving and enhancing environmental and agricultural lands, and natural and recreational resources.** The CIMP will focus on improving the existing built community by addressing critical infrastructure needs. The co-benefit is ***preservation of surrounding farm land***. Other productive farm land in California has been diminished by cities' sprawling growth. Farmersville wishes to protect the agriculture industry which is the economic base for the community. It is a stated goal of the Farmersville General Plan to protect surrounding farms by providing for compact, well-designed development in the City's urban boundary.



*Figure 1: Farmersville is a two square mile "urban island" surrounded by some of the most productive farm land in the world.*

The CIMP will protect natural and recreational resources by planning for new ways to restore ground water supplies. New storm drain systems will capture urban runoff and direct it to percolation ponds to naturally filter and return surface water back into the ground. New roads and water systems will support new park development. Residents are currently underserved with only 1.7 developed park acres per 1,000 residents.

**1 c. Encouraging location and resource efficient development.** There is a significant deficit of commercial and retail development in Farmersville. Residents must travel 6-15 miles to obtain basic goods and services. The City has acquired two large parcels strategically located near the "gateway" into Farmersville (please see Urban Area Map located after the Cover Page). The parcels are appropriately designated for a shopping center and industrial park and are adjacent to existing developed areas. Transportation and other essential utilities are nearby; however, the CIMP is necessary to plan for expanded transportation, water, wastewater, and storm drain infrastructure. These new developments will allow residents to shop and work in their own City, supporting the local revenue and job base, and eliminating numerous vehicle trips outside of the City to purchase food, clothing and other necessities.

#### **2. Reducing, on a permanent basis that is feasible, greenhouse gas emissions.**

- a. (i. and ii).** The CIMP will allow Farmersville to reduce greenhouse emissions by planning for critical infrastructure improvements that will attract new jobs and businesses. This will in turn allow residents to reduce the number of vehicle miles traveled to neighboring cities, which are currently necessary to obtain basic goods. The CIMP will also support the development of planned high-density housing units and improved facilities for walking and bicycling. The CIMP

Farmersville Comprehensive Infrastructure Master Plan (CIMP)

will plan for “green streets,” which includes planting native trees to provide shade and reduce carbon emissions. Green streets reduce urban “heat island” effects. Consistent with California’s Global Warming Solutions Act of 2006, these measures will permanently reduce greenhouse gas emissions. The indicators used to measure the reduction targets include decreased number of vehicle trips and decreased ozone and particulate matter levels.

- b. (i. and iii.) **Applicable Regional Plans.** This proposal is consistent with the Tulare County Blueprint and the San Joaquin Valley Blueprint. Both plans aim to reduce or eliminate “urban sprawl” in order to preserve abundant and valuable farm land and to address poor air quality in the San Joaquin Valley. See Table 1 for a summary of elements of consistency between these plans and the CIMP.

Table 1 Consistency with Tulare County Blueprint and San Joaquin Valley Smart Growth Principles	
Creates Walkable Neighborhoods	✓
Mix Land Uses & Support a Variety of Housing Types	✓
Support Actions that Encourage Environmental Resource Management	✓
Preserve Open Space, Farm Land, Natural Beauty & Critical Environmental Areas	✓
Strengthen & Direct Development	✓
Foster Distinctive, Attractive Communities with a Strong Sense of Place	✓
Encourage Community & Stakeholder Collaboration	✓
Enhance the Economic Vitality of the Region	✓

**3. Collaboration Requirements.** Section 6 contains a letter from the Tulare County Association of Governments stating that the City’s proposal to develop a CIMP is aligned with regional transportation and growth plans. In addition, the City will collaborate with other agencies and organizations to ensure the end product benefits from the expertise of organizations committed to sustainable growth and healthier communities. Members of the planned advisory group include the Kaweah Delta Water Conservation District, San Joaquin Valley Air Pollution Control District, Consolidated People’s Ditch Company, Tulare County Health Department, Proyecto Campesino, and the general public including residents from Cameron Creek Colony.

**Step 2: Program Objectives**

**EDC Set Aside Applications**

1. Farmersville is a severely disadvantaged community. Median household income within the City is \$29,666, **52%** of the statewide median household income of \$57,014. (*Median household income determined using the CA State Parks Community Fact Finder in the center of Farmersville and statewide median reported by the CA. Dept. of Finance.*) Currently, Farmersville’s economic indicators are among the worst in the state: 31% poverty rate, 19.4% unemployment rate, and 85% of the student population qualifies for the free lunch program. The proposed CIMP will lay a foundation (roads, water, wastewater, and storm water systems) for necessary economic developments and growth which will significantly improve the opportunities for Farmersville residents.
2. Indicators: 1) Increase median household income, and 2) Decrease poverty and unemployment rates.
3. The City of Farmersville struggles to provide basic amenities to all of its residents. Potential economic developments of an industrial park and a large scale retail sites have been stalled for more than a decade due to a lack of infrastructure (new roads and utilities) that are necessary to access and develop the sites. The main barrier that prevents Farmersville from forging ahead is funding.

Farmersville Comprehensive Infrastructure Master Plan (CIMP)

The City is not supported by a strong tax base. Property values are significantly lower than in other parts of California and retail tax revenues are minimal due to the lack of stores. One study estimates that more than \$11 million is lost annually in Farmersville with resident's retail purchases "leaking" outside of the City. Infrastructure plans (the "bones" for building a sustainable community) are the first critical step in creating an economic environment that can support this growing community for the long-term.

**Improve Air and Water Quality**

**Air Quality**

1. Farmersville is located in the San Joaquin Valley which faces a number of issues related to air quality and climate change. The Valley, including Farmersville, has failed to achieve state and federal standards for ozone and particulate matter and is therefore designated as a non-attainment area. The following strategies will be integrated into the CIMP to improve air quality:

- ***Decreased number of vehicle trips within the urban area*** will be achieved through circulation improvements and the addition of bike lanes and sidewalks to make alternative modes of transportation safer and feasible in Farmersville.
- ***Decreased number of vehicle trips outside of the urban area.*** The CIMP will enable Farmersville to facilitate economic development projects that will create new jobs and retail shopping within the urban area, which will allow Farmersville residents to obtain goods in their own City.
- ***"Green Streets"*** will encourage native tree planting on new and existing streets. The infrastructure improvements will support land use plans that provide green spaces and landscaped streets. This strategy counteracts the effects of fuel consumption emissions and also serves to trap particulate matter thereby improving air quality.

2. Indicators: 1) Decrease ozone levels, and 2) Decrease particulate matter.

3. The Farmersville CIMP will be consistent with the State Implementation Plan as specified by the San Joaquin Valley Unified Air Pollution Control District. One component of this plan involves working diligently to control emissions from mobile sources. Mobile sources, such as cars and trucks, ***account for up to 80 percent of the Valley's air pollution responsible for ozone and particulates.*** The CIMP will directly support Control Strategies of the District's Extreme Ozone Attainment Demonstration Plan (Chapter 4) and the District's particulate matter (PM10) maintenance strategy by reducing emissions of directly emitted PM10 and oxides of nitrogen (NOx).

**Water Quality**

4. The CIMP will address critical water needs in ***Cameron Creek Colony***, a neighborhood just outside Farmersville City limits, but within its Urban Area Boundary. This subdivision of 81 lots was developed many years ago with minimal requirements by Tulare County. Many of the dwellings are poorly maintained and appear to be substandard in terms of building and zoning codes. Privately owned wells are failing due to their shallow depth and contamination from septic systems that are too close. Most residents have to buy water for drinking and cooking. In some cases the septic tanks are failing



Figure 2: Private wells are failing for homes in Cameron Creek Colony.

Farmersville Comprehensive Infrastructure Master Plan (CIMP)

resulting in inadequate treatment of sewage, and pollution of critical groundwater supplies due to nitrate contamination. This study will consider appropriate strategies and costs to provide City sewer and water service to the area. Farmersville currently obtains its water from underground supplies using seven wells throughout the City. Farmersville's water consistently meets state quality standards.

A second strategy to improve water quality includes recapturing and naturally filtering urban runoff from storm drain systems, which will be planned in the CIMP. This strategy decreases water pollution by directing runoff into percolation ponds. The contaminated water is naturally filtered as it seeps into the ground and recharges the local water table. Keeping the underground water supplies replenished is essential to reducing the number of contaminants in the local water.

5. Indicators: 1) Increasing access to safe, high quality drinking water (Cameron Creek Colony), and 2) Decreasing surface contaminants in groundwater through natural percolation.

6. The CIMP will be consistent with the Kaweah Delta Water Conservation District's (District) Integrated Regional Water Management Plan (IRWMP). The District's priorities include protecting water quality and supplies which are both achieved by **recharging groundwater**. Relatively shallow groundwater reserves in Farmersville are more vulnerable to cycles of dryness and drought. The shallowness of the water table also makes it more susceptible to surface contaminants. The District is currently in an "overdraft" situation in which residents, farms and businesses are using 18,000-40,000 more acre feet of water annually than is stored. It is critical that urban areas, like Farmersville take proactive measures to replenish groundwater supplies and sustain clean and adequate water sources. The CIMP will enable Farmersville to do that, thus reinforcing the objectives in the IRWMP.

**Promote Public Health**

1. Indicators: 1) Decrease childhood asthma rates, and 2) Decrease obesity and inactivity rates.

2. As a community inhabited primarily by low-income, working poor, many of them farm workers, the Farmersville health indicators are among the worst in Tulare County. Tulare County's population has above average rates of obesity, physical inactivity, and childhood asthma. The proposal addresses the definition of a healthy community in the following ways:

- **Childhood Asthma rates-** According to the Tulare County Asthma Coalition, 27.6% of children age 5-17 years had been diagnosed with asthma at some point in their lives. This asthma rate is much higher than the statewide average of 18%. (2005 California Health Interview Survey.) The higher rates in Tulare County are attributable in part to polluted air and allergens that are trapped in the San Joaquin Valley basin. The CIMP addresses improving air quality through emissions reductions, to lessen childhood asthma triggers.
- **Rates of obesity and inactivity-** The rate of overweight and obesity in Tulare County's population was 70% compared to a statewide average of 59% (2006). One barrier to living a healthy, active lifestyle in Farmersville is a lack of access to local parks and recreation. In a study published by the Centers for Disease Control, enhanced access to parks for physical activity led to a 26% increase in the percentage of people exercising three or more days per week. The CIMP will provide for an improved environment, which encourages a more active lifestyle. Sidewalks, bike paths, planned neighborhoods, and the development of park and recreation spaces will all be possible through the CIMP.

3. During the development of the CIMP special attention will be focused on public health co-benefits and potential adverse health consequences. The City and planning consultant will hold a series of town

Farmersville Comprehensive Infrastructure Master Plan (CIMP)

hall meetings to involve the community in the planning process and collect feedback from residents. Also door-to-door surveying will be conducted in Cameron Creek Colony related to bringing water and sewer lines into the neighborhood. There are no known negative or adverse consequences of the Farmersville CIMP.

4. Tulare County Health Department officials will serve on CIMP'S collaborative team. As noted in his collaborative partner letter (Section 6), the Director of the Tulare County Health Services is a long time advocate for improving conditions in Farmersville. "We continue to support your City's ongoing effort to correct the existing deficits and create a level playing field in the future with a safe and healthy environment."

**Promote Equity**

1. Farmersville has the unfortunate distinction of being one of the most impoverished places in California. Although this is one of the most productive agricultural regions in the United States, this productivity has not translated into prosperity locally. Approximately one third of the population (31%) is living below the poverty line and 19.4% of the population is unemployed (CA Employment Development Dept. June 2010). The strategy to promote equity will be to create a "more complete" community. The CIMP will lead to new jobs and a better quality of life through the development of roads and water utilities. It will also create safe paths for walking or bicycling; most existing roads in Farmersville are not pedestrian or cycle friendly. The strategy will also support the development of new parks and recreation opportunities. There is a growing body of evidence that points to the fact that low-income, minority populations are lacking access to parks. This is precisely the case in Farmersville, where the 73% Hispanic community is served by only 1.7 acres of park space for every 1,000 residents. A study by the Health Research and Policy Centers at the University of Chicago finds that communities with lower incomes, higher poverty rates, and higher proportions of racial/ethnic minorities also have the fewest opportunities for community-level physical activity. It has been a longtime goal of City leaders to develop more park acreage. Infrastructure improvements and expansion will make this possible.

2. Indicators: 1) Increase number of new jobs, 2) Increase multi-modal transportation options, and 3) Increase park acreage per 1,000 residents.

3. The CIMP will involve the community in a number of ways. First, the Department of Public Works staff will conduct opinion surveys with 81 Cameron Creek Colony property owners. This process will collect relevant data about private well status and gauge need and feasibility for receiving Farmersville City water, sewer and storm drain services. The details will be used as the basis for recommendations in the Master Plan. Second, the City will develop bi-lingual publicity materials to invite the public to two town hall meetings. The meetings will invite public participation in determining priorities, identifying problems and framing the plans for improving existing systems and building new ones in the future.

**Increases Housing Affordability**

1. The main strategy to meet Farmersville's affordable housing needs will be to enable development of vacant parcels that have been recommended for higher density housing. High density housing is typically the most affordable housing, due to high land prices in California. Planning for infrastructure to support new housing properties in Farmersville's Urban Area Boundary will be the first step to building these housing options. There is a great need for more affordable housing in Farmersville. According to the 2000 Census, nearly 40% of all households in Farmersville were paying more than 30% of their income for housing. Overcrowding in existing homes is also noted in the Farmersville General Plan. It is

Farmersville Comprehensive Infrastructure Master Plan (CIMP)

the stated goal of the Farmersville City Council, (Housing Element adopted 2010) to encourage the development of higher density and affordable housing. The goals include a density bonus for developers and a farm worker housing project that will encourage more high density housing.

2. Indicators: 1) Increase number of housing units to meet the needs for extremely low, low, very low and low income households, and 2) Decrease in the percentage of homeowners paying more than 30% of their income for housing.

3. The CIMP will be consistent with the Regional Housing Needs Assessment Plan (RHNA), prepared by the Tulare County Association of Governments. It projects that Farmersville's population will grow to approximately 13,320 by the year 2014. The RHNA calculated that 518 new housing units will need to be constructed during that time period. *(Source: Regional Housing Needs Assessment Plan, Tulare County Association of Governments, 2008. Unit total has been reduced by 8 Very Low Income units and 31 Low Income units which have recently been constructed for Farmersville's Senior Housing project.)*

**Promote Infill and Compact Development**

1. The main strategy to meet the infill and compact development objective will be to develop infrastructure plans for affordable housing, new industry and retail shopping within the Urban Area Boundary. The City's General Plan Housing element notes 2,244 dwelling units that are planned for the long-term within the Urban Area Boundary. This will add significantly to the existing 2,972 units. By that measure, Farmersville is projected to have 5,216 dwelling units on 514 residentially zoned acres, an average of 10.14 dwelling units per acre. Farmersville city leaders are strategically managing their City's growth to avoid "urban sprawl." The CIMP will enable development to take place on vacant or underutilized parcels in the city limits, and on adjacent properties in the Urban Area Boundary. The City's General Plan defines this boundary to rein in sprawling development patterns. The entire city can be designed as an urban center amongst the mostly agricultural lands of Tulare County. In order to accomplish and implement this development pattern for Farmersville, well-thought infrastructure master planning must take place to guide, support, and encourage future development.

2. Indicators: 1) Increase housing density, and 2) Increase number of businesses in Urban Area Boundary.

**Revitalize Urban and Community Centers**

1. Strategies within the CIMP to meet the urban and community center objective include:

- **Revitalize Downtown.** It has been a long-time goal of the City to pump new life and vigor into the ailing downtown environment. Currently, downtown Farmersville is not well defined and lacks unique shops and inviting restaurants found in more thriving communities. There is significant potential to strengthen the image of downtown and fortify it as the heart of the community. Infrastructure plans will help bring people downtown by creating a safe and comfortable circulation environment where pedestrians, bicyclists and vehicle traffic all move in harmony.
- **Gateway Development.** The City's gateway at Highway 198 has great potential for both industrial and commercial development. The location is ideal for new industry and commerce. The CIMP will detail street alignments, utilities, parceling and development standards so complementary uses are enabled at this important location. Farmersville needs these types of plans in place to pursue economic development and better the lives of its residents.

2. Indicators: 1) Reduced number of vacant or dilapidated properties, and 2) Increase number of

Farmersville Comprehensive Infrastructure Master Plan (CIMP)

businesses in the revitalized downtown corridor and at the City's Gateway at Highway 198.

**Protect Natural Resources and Agricultural Land**

1. Farmersville is built on farming. It is surrounded by thousands of acres of producing cropland. The industry employs almost 30 percent of the City's labor force. For this reason, it is the stated goal of the Farmersville General Plan to preserve and protect its primary economic base. The land use plan adopted by the City of Farmersville protects certain agricultural parcels to be preserved in accordance with the Williamson Act. In addition, the following goals are noted: developing only within non-protected areas in the Urban Area Boundary, and increasing overall residential densities, so that the urban land is used more efficiently.

2. Indicators: 1) Increase acres of Williamson Act protected farm land, and 2) Increase acres of riparian habitat protected (Deep Creek, detailed below).

3. The CIMP is consistent with the California Wildlife Action Plan and Natural Community Conservation Plan in that it will protect native riparian habitat in Deep Creek. This natural waterway through Farmersville has been trenched and channelized since the arrival of European settlers. However, portions of the channel retain native vegetation. The presence of these relatively undisturbed stream sections represents an important natural resource. This riparian area can function as a protective travel corridor for wildlife. Deep Creek will be protected by the CIMP because it will address collecting contaminated storm water (urban runoff) and directing it toward percolation ponds instead of into the creek. There are no known mineral resources in the planning area.

**Reduce Automobile Use and Fuel Consumption**

1. The following strategies will be used in the CIMP to meet the automobile use and fuel consumption objective: ***First, providing infrastructure plans will attract and support vital developments within the Farmersville Urban Area Boundary.*** Since Farmersville does not have a major grocery or department store, residents must travel (usually by automobile, 6-15 miles to Visalia) for these necessities. Air quality and traffic problems increase due to the inefficient, daily vehicle trips out of town. The CIMP will address correcting this deficit by enabling commercial development in the Urban Area Boundary. ***Second, the CIMP will provide better overall circulation and access to transit.*** The City is bisected by an historic railroad with only one controlled at-grade street crossing for the entire community. When trains are moving through town, traffic can back up for a great distance, and any north south movements are halted until the crossing is cleared. Coordinating bike and trail routes with railroad crossings and the study of alternative surface streets can reduce congestion and support beneficial land uses. The CIMP's improved pedestrian and bicycle facilities will also provide more access to the regional transit system, (operated by Visalia Transit). It currently offers daily stops at four locations within Farmersville on two fixed routes between Farmersville, Visalia and Exeter.

2. Indicators: 1) Decrease in the number of vehicle miles traveled, and 2) Increased transit ridership.

3. The CIMP will be consistent with the California Transportation Plan by addressing the reduction of greenhouse gas emissions and facilitating multimodal interregional (bike and transit) transportation.

**Improve Infrastructure Systems**

1. Improving and planning for new infrastructure systems is the goal of Farmersville's CIMP. Building on the success of Farmersville's nationally recognized General Plan, a Comprehensive Infrastructure Master Plan will ensure that Farmersville's vision for a sustainable city is implemented through

Farmersville Comprehensive Infrastructure Master Plan (CIMP)

thoughtful, integrated master planning. Many planned developments are hinging on plans for adequate roads, water supplies and wastewater disposal. On the heels of significant growth in the past 20 years and strategically planning for even more development in the next 20, the timing is ripe for Farmersville to address its infrastructure. The strategy to achieve the infrastructure objective will be maintaining and improving the existing infrastructure (50 year old systems in parts of the City) and planning for expansions to accommodate future growth and development.

2. Indicators: 1) Increase segments of water line, wastewater line, and storm drain systems rehabilitated as a result of comprehensive system reviews, 2) Increase the number of new developments enabled by plans to bring infrastructure to undeveloped parcels.

**Promote Water Conservation**

1. The Farmersville CIMP will meet water conservation objectives by utilizing three important strategies:

- A full review of existing water infrastructure to identify areas of “system fatigue,” reduce leakage and prevent future water losses. The Environmental Protection Agency (EPA) reports there are 240,000 water main breaks per year in the United States. Taking proactive steps to maintain and/or rehabilitate existing infrastructure is an important strategy to protect water resources and ensure its safe, reliable, delivery. The “fix it first” strategy is typically deemed to be most critical to protecting water resources.
- The CIMP will enable compact growth and efficient land use strategies, which will save water. As noted in the EPA guide, *Growing Toward More Efficient Water Use: Linking Development, Infrastructure, and Drinking Water Policies*, compact growth helps communities reduce costs and conserve water. Compact neighborhood design, which makes maximum use of smaller lots, has less landscaping and thus less demand for water (landscaping usually accounts for 50% of water usage). Ultimately, this could make the difference between Farmersville needing to develop new water sources or using existing water sources efficiently well into the future.
- The City’s treated wastewater can be re-used, providing a year-round supply of water for recharging groundwater and for irrigation of certain crops. The area’s system of surface irrigation ditches and channels provides abundant opportunities to design storm water facilities in locations that can also accept surface water sources for ground water recharge. This can be accomplished through exchange agreements with area farmers and irrigation companies for supplies of year-round treated waste water.

2. Indicators: 1) Decrease in water losses due to leakage, 2) Decrease in per capita residential water use through compact growth, and 3) Increase the use of treated wastewater for certain crop irrigation.

3. The Farmersville CIMP will help the State achieve its goal to reduce per capita water consumption 20 percent by 2020 by linking Farmersville’s land use plans with water planning. The CIMP will focus on the nexus between water and growth, accommodating growth that minimizes its effects on water consumption and distribution costs. Another important way in which Farmersville is working toward the reduction in water usage goal is through a comprehensive effort to meter all urban water connections. At the beginning of 2010, all of the City’s water was provided on a flat rate basis. This is due in large part to the fact that the majority of existing meters in Farmersville are more than 20 years old, non-functional, (broken dials) and have reached the end of their useful life. Flat rate billing for water service was simply the only option for Farmersville. This year the City has begun installing water meters to approximately half of the City’s connections. Empirical evidence has proven that metered water delivery and billing encourages more conscientious water use. Farmersville City leaders anticipate a

Farmersville Comprehensive Infrastructure Master Plan (CIMP)

dramatic reduction in water use based on the new metered billing. The CIMP will support the City's efforts to install meters on 100% of the water customers in Farmersville well before the 2020 goal.

4. The Farmersville CIMP is consistent with the water-related objectives outlined in the Integrated Regional Water Management Plan including:

- Water demand and supply management alternatives,
- Water quality protections, (often assured through groundwater recharge in Farmersville), and
- Environmental stewardship for long term, high quality water supplies.

**Promote Energy Efficiency and Conservation**

1. Energy efficiency and conservation strategies will be achieved by a thorough review of Farmersville's energy performance in delivering water and wastewater services. Providing wastewater and drinking water service to citizens requires energy—and a lot of it. According to the EPA, energy is the largest controllable cost of providing water or wastewater services. Farmersville's existing facilities were designed and built when energy costs were not a major concern. With large pumps, motors, and other equipment operating 24 hours a day, water and wastewater utilities can be among the largest individual energy users in a community. The CIMP process will evaluate the water infrastructure energy use to ensure that utility operations are updated, efficient and sustainable in the future.

2. Indicators: 1) Increase in system's efficiency, and 2) Decrease in per capita water delivery costs.

**Strengthen the Economy**

1. The strategy for strengthening Farmersville's economy will be enabling the creation of new industrial and commercial development through infrastructure planning. As noted, an improved economic climate is critical to Farmersville's viability as a "complete community" and sustainability for the long term. Given the fact that good infrastructure serves as an economic development tool, the number of new "smart growth" developments in Farmersville's Urban Area Boundary will be the main indicator of this objective. Many crucial developments in Farmersville require plans for adequate roads, pedestrian and bicycle access, water supplies and wastewater disposal.

2. Indicators: 1) Increase in net business formation, and 2) increase in local sales tax revenue enabled by new retail businesses.

**Step 3: Priority Considerations**

***1.a Ongoing Collaboration.***

The following tasks demonstrate ongoing collaboration with state, regional, and local stakeholders. The tasks are included in the Work Plan, located in Section 4.B.

**Table 2 Ongoing Collaboration Tasks from Work Plan**

*TASK 3- Research and Collaboration Team Interviews*-The Consultant will have oversight over the project schedule, research, and collaboration from the team partners including:

Farmersville Chamber of Commerce, the Tulare County Board of Supervisors, the Kaweah Delta Water Conservation District, the Consolidated People's Ditch Company, The San Joaquin Valley Air Pollution Control District, Farmersville Unified School District, the Tulare County Association of Governments, Proyecto Campesino, the Tulare County Health Services Director, and others.

*TASK 4 Community Outreach*

4.1 Consultant, Department of Public Works and City Staff will develop survey questions and conduct door-to-door opinion and data surveys in Cameron Creek Colony,

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Farmersville Comprehensive Infrastructure Master Plan (CIMP)

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4.3 City Staff, Consultant, Proyecto Campesino will develop bi-lingual publicity for town hall meetings.

4.4 City Staff and Consultant to conduct two Town Hall Meetings.

***TASK 5 Development of CIMP Draft, Reviews, Revision and Adoption-*** Consultant will incorporate research, team member and community input into draft, present draft, revise draft based on review and input from key stakeholders, team members and community. CIMP will be adopted by *City Council* following review of final plan by *TCAG, Regional Water District and Air Quality District*.

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**1b. Collaborative Team Partners** The following entities will be engaged in the CIMP development:

***Tulare County Association of Governments-*** Active participation in the planning process and review of the draft plans will ensure that the CIMP is consistent with Regional Transportation Plans, the Tulare County Blueprint, and San Joaquin Valley Blueprint. The CIMP will incorporate the Tulare County Bicycle Transportation Plan.

***Kaweah Delta Water Conservation District-*** The District will serve as a collaborative partner for techniques to protect and preserve groundwater sources, water quality, and flood prevention.

***San Joaquin Valley Air Pollution Control District-*** Regulatory agency manages regional efforts to meet federal air quality standards for ozone and particulate matter. The District will ensure the CIMP is consistent with the State Implementation Plan specified by the District.

***Consolidated People's Ditch Company-*** manages the irrigation conveyance through one of the canals that runs through the area. The canal, commonly known as Extension Ditch, provides irrigation to dozens of local farms. During the CIMP process, the City and company will look at new ways to protect water quality in the canals and perhaps deliver treated recycled water to some farms.

***The Tulare County Health Department-*** Recognizing the area's health disparities and the empirical evidence relating to inequities in poor, minority communities, the Department is a strong advocate of infrastructure improvements that will support healthy living and decrease health risks. A representative will participate in interviews and town hall meetings to address a healthier environment.

***Proyecto Campesino-*** has been supporting Spanish Speaking farm workers in Farmersville for more than 50 years. Proyecto will serve as a key collaborative partner in providing bilingual publicity and translation for the community based planning meetings.

***Key Stakeholders-***City Council Members, Tulare County Board of Supervisors, landowners, and developers with a vested interest in the long-term sustainability and prosperity of Farmersville.

**1c. Community Involvement-** The City will hold two town hall meetings to involve residents in the infrastructure plans. Residents will help the consultants identify problems and develop a list of priority needs. Ultimately, the residents will be creating a vision for the future of Farmersville. Survey data from the residents of Cameron Creek Colony will allow the CIMP to address bringing clean City water and sewer facilities into this disadvantaged community.

**2a. Showcasing strategies for sustainable communities.** The CIMP is an innovative way to address all of a city's infrastructure planning in a single planning effort. While each volume within the CIMP is a distinct plan, the synchronization of the plans offers tremendous advantages and can be used by other cities through California and the United States as an effective way to plan. Advantages include:

- **Planning Efficiency:** addressing all of infrastructure needs in concert with one another. This ensures compatibility of the four elements (circulation, water, sewer, storm drain) and reinforces the land use plans outlined in the General Plan.
- **Construction Efficiency:** Rehabilitation of road systems and underground water utilities can be undertaken simultaneously, minimizing disturbances to traffic flow and air quality (e.g. construction dust).

Farmersville Comprehensive Infrastructure Master Plan (CIMP)

- Allows for strategic “smart growth”: Planning all necessary infrastructure to enable new business, industrial, and residential developments outlined on the City’s land use element.

Infrastructure planning is the next logical step to follow up with an award winning General Plan. Farmersville’s General Plan has been recognized by the American Planners Association for Outstanding Planning for a Small Town or Rural Community. The national recognition applauds Farmersville’s plans for agriculture preservation and “smart growth” within the Urban Area Boundary. Infrastructure plans to support this progressive land use model can be utilized by other smaller cities seeking sustainability and planning for efficient growth.

**2b. The Farmersville CIMP will be shared in a number of ways** including distribution through the Strategic Growth Council, Tulare County and San Joaquin Valley’s Blueprint websites and the Tulare County Association of Governments. The CIMP may also be presented to the League of California Cities as a successful model in sustainable planning.

**3a. The CIMP is leveraged with local resources** including in-kind contributions of staff labor and cash comprising 12% (\$35,240) of the total project costs. The matching resources include:

- \$13,400 -168 hours **in-kind** to administer the grant, oversee consultant activities @ \$80 per hour (fully burdened rate).
- \$4,000- 50 hours **in-kind** to solicit, interview and contract the consultant @ \$80 per hour.
- \$2,800- 40 hours **in-kind** to conduct resident surveys in Cameron Creek Colony @ \$70 per hour.
- \$15,000 **cash** leverage to complete the CIMP’s CEQA program environmental review.

**3b. Potential cash funding** for the project can be supplied by developer fees and/or revenues from City water and sewer services which are dedicated to use within the system. The City has estimated it will contribute \$22,200 for an in-kind contribution of 258 staff hours to effectively manage the project and grant responsibilities. Additionally, the City will provide materials such as paper and printing. Technical expertise will be donated by the City’s Public Works Director, Contract City Engineer and Contract City Planner.

**4. Climate Change Impacts** a. Agricultural systems are particularly vulnerable to climate change impacts. By reducing greenhouse gases through reduced vehicle trips, the CIMP will help counteract a problematic reduction in “winter chill” in Central Valley farms. A team of researchers from the University of California, Davis, found the effects of global warming to be detrimental to many Central Valley crops. As temperatures rise, farms are bypassing a winter chilling period, which is a vital climatic trigger for many tree crops. The 2009 study says “winter chill” is likely to decrease by more than 50 percent during this century, making California no longer suitable for growing many fruit and nut crops. In some parts of California’s agriculturally rich Central Valley, winter chill has already declined production by nearly 30 percent, according to the research. b. Farmersville’s “Smart Growth” plan is to keep vehicle traffic (and its emissions) to a minimum. This project supports that goal and the State’s goal to reduce emissions. This is critical to maintaining a winter chilling period for certain crops.

**5a. This proposal serves a Severely Economically Disadvantaged Community.** Farmersville residents suffer from low income and high rates of poverty and unemployment. Infrastructure planning will help mitigate a critical lack of affordable housing, jobs, retail shopping, sidewalks, bike lanes, and parks. Certain developments in Farmersville (Sports Park, Shopping Center, and Industrial Park) have been stalled for more than a decade due in part to a lack of infrastructure necessary to access and develop the sites. The CIMP will map out the foundation to create a more complete City. Farmersville residents

Farmersville Comprehensive Infrastructure Master Plan (CIMP)

will benefit by having new jobs and places to buy goods and services in their own urban area. The circular benefits of new tax revenue generated by local retail sales will allow the City of Farmersville to do more for its residents, including park development, recreation programs, and city beautification.

**5b.** This severely economically disadvantaged community has previously been involved in community based planning efforts to design a Sports Park and also improve Farmersville Boulevard. The community will be engaged in the process through participation in two town hall meetings and also with one-on-one interviews with residents in Cameron Creek Colony.

**Step 4: Organizational Capacity**

**1. Organizational Experience in Completing Similar Proposals.** Farmersville has recently completed two grant-funded, community-based planning initiatives. First, the City involved the community in a series of bi-lingual workshops to develop plans for the City's main roadway, Farmersville Boulevard. The plans were funded by the California Department of Transportation Environmental Justice Planning Grant. Second, the California Endowment recognized the unique barriers to living a healthy lifestyle in Farmersville and funded a series of "hands-on" planning workshops to design a City Sports Park. Both projects were managed successfully by City staff and expert consultants and completed on time and within budget. Farmersville has a demonstrated capacity to manage, complete and close out complex, grant funded, infrastructure projects. These projects include:

- ❖ **2000 Parks Bond Act Per Capita \$70,000**, Park Development.
- ❖ **2000 Parks Bond Act Roberti Z-berg-Harris Non urban \$432,500**, Park Site Acquisition.
- ❖ **2002 Bond Act Per Capita (\$220,000)**, Park Development.
- ❖ **2002 Bond Act and Roberti Z-berg-Harris Block Grant (\$24,438)**, Park Development.
- ❖ **\$2.7 million Prop. 1B and STIP**, citywide widening of Visalia Road.
- ❖ **\$300,000 Community Development Block Grant**, construction of Freedom Drive.

The project will be managed by the Farmersville City Manager, Rene Miller, and her staff who consistently rally key stakeholders, control resources and mobilize the community. Mrs. Miller is a certified public accountant and has a proven track record of fiscal responsibility.

**2. The City of Farmersville has active partnerships** with its contract City Planner (Carl Schoettler, Collins & Schoettler) and Contract City Engineer (David Jacobs, QuadKnopf Inc.). These agencies will play an active role in assisting the consultant who is hired to research and develop the CIMP.

**3. On Schedule.** The City Manager will have bi-weekly meetings scheduled with the planning consultant and all other team members to ensure the project is moving as scheduled and within the budget.

**4. Contingency Plans.** If the CIMP goes over budget, the City is authorized to use revenues from its water and sewer services to cover unanticipated costs. This is an eligible use of these reserve funds since the plans will address critical updates to water and wastewater systems that are more than 50 years old and need to be evaluated as part of the infrastructure planning process.

**5. Implementation.** The City will implement the projects and policies established in the CIMP on an ongoing basis and as funds become available. The Plan will be reviewed annually by staff and updated as appropriate. Presentations citing progress will be made before the City Council as deemed necessary by the City Manager. Because the CIMP is designed to be in complete alignment with existing land use plans, no zoning updates or land use changes are anticipated as a result of this planning initiative.